

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, December 1, 2010
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, P. Plante, K. Rawn
Others present: G. Padick, Director of Planning; C. Hirsch, Zoning Agent (arrived at 2:30 p.m.)

Call to Order:

Chairman Beal called the meeting to order at 1:15 p.m.

Minutes:

11-10-10- Favretti MOVED, Rawn seconded, that the 11-10-10 minutes be approved as distributed. MOTION PASSED with Beal, Favretti and Rawn in favor and Plante disqualifying himself.

Consideration of Potential Revisions to the Subdivision Regulations:

Padick distributed a revised draft with suggested revisions and additions designed to address issues raised at the 11/16/10 PZC meeting. He noted that the proposed revisions include: clarification of the proposed pre-application design process, incorporation of provisions to provide the PZC with pre-application information and opportunities to comment and incorporation of provisions that specify that any review comments received through the pre-application design process are advisory and not binding. Padick also related that the proposed common driveway regulation revisions had been modified to incorporate a suggestion contained in the Conservation Commission minutes.

After review and discussion, committee members agreed on some additional wording revisions and identified a few other sections that needed further revision. Padick agreed to incorporate the new changes prior to the 12/3/10 PZC meeting.

Consideration of Potential Revisions to the Zoning Regulations and Zoning Map:

Padick related that additional draft revisions to address zoning issues previously discussed had not yet been drafted.

Favretti noted that he was progressing on his review of potential village area zoning districts and would likely have information to share at the next committee meeting.

Consideration of Additional Regulatory Issues Raised by the Zoning Agent

Curt Hirsch joined the Committee and reviewed, on an item by item basis, eight (8) issues identified in an 11/16/10 memo which had been distributed to Committee members. Members discussed each of these issues with Hirsch and Padick and agreed that a majority of the issues should be pursued by drafting potential Zoning Regulations revisions. These issues include: incorporating driveway criteria for single family and two family residences, clarifying what accessory equipment or structures are subject to dimensional requirements and permit requirements, establishing requirements for clothing collection boxes, clarifying signage requirements for agricultural uses and for special events, clarifying provisions for "shipping containers or similar objects", revised provisions regarding corner visibility for fences, walls and hedges and regulating animal rescue shelters, companion animal training and other uses involving animals.

Future Meetings:

It was agreed that the next meeting would be Wednesday, December 15th at 1:15 pm in Conference Room C.

Adjournment:

The meeting was adjourned at 3:21 p.m.

Respectfully submitted,
Ken Rawn, Acting Secretary